

17 STATION ROAD, DOLLAR FK14 7EJ

HARPER & STONE  
ESTATE & LETTING AGENTS





# 17 STATION ROAD

DOLLAR, FK14 7EJ

## PROPERTY FEATURES

- Two bedroom corner terraced home property circa 1900
- Situated in the heart of the popular town of Dollar
- Approximately 79 square meters of living space
- High ceilings and large windows allowing plenty of natural light
- Spacious dining kitchen
- Principal bedroom with dual aspect windows and built in storage
- Well proportioned second bedroom
- Ideal development or first time buyer opportunity
- Off road parking space included
- Chain free

Harper & Stone are delighted to present to the market, 17 Station Road. Situated in the heart of Dollar, this property enjoys an excellent central location just a short walk from the town's shops, cafés, schools, and other everyday amenities. Its position makes it ideal for convenient living, while the home itself presents an appealing development opportunity, offering generous room proportions throughout. Although some upgrading is required, the property provides a solid foundation for modernisation and the chance to create a highly desirable home in a sought after setting.

The accommodation presents as follows:

Ground Floor: Entrance Hall, Lounge and Kitchen Diner.

First Floor: Landing, Two Bedrooms and a Bathroom.

The property opens into the hallway featuring a built in shelving unit, offering convenient storage. To the right is the spacious lounge, featuring a gas fireplace with wooden surround and two large west facing windows that bring in plenty of natural light. A generous under stairs cupboard provides additional storage.

The kitchen/diner is well proportioned, fitted with wood effect cabinets, a built in Whirlpool oven, and space for two further appliances. There is ample room for a dining table, and a door leads out to the side of the property for easy access.

Heading upstairs, the bathroom sits at the top of the staircase and includes a bath, pedestal sink and WC. The principal bedroom is a generously sized double with dual aspect sash and case windows, built in bookshelves, and a large, fitted cupboard. The second bedroom is also a comfortable double with plenty of space for freestanding furniture.



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Externally, the property benefits from a small south facing outdoor area with storage for and space for a small table and chairs. There is an off road parking space available on Dewar Street for added convenience.

Offering spacious accommodation, and exciting potential for enhancement, 17 Station Road presents a rare opportunity for buyers looking to create a beautiful home tailored to their own tastes. Early viewing is highly recommended to fully appreciate the charm and possibilities this unique property has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

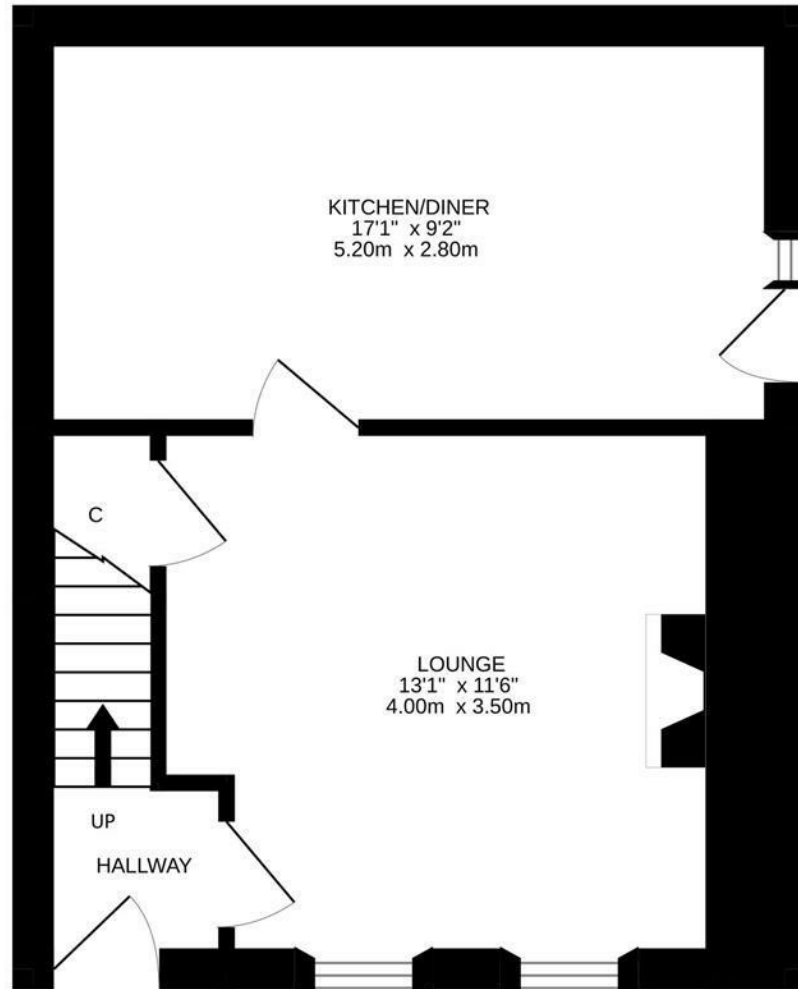
Council Tax Band D  
EER Band D  
Water: Mains  
Sewage: Mains  
Heating: Gas Mains

Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, delicatessen, beauty salon and hairdressers, interior design studio, cafes, opticians, a restaurant & bar and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only 20 minutes' drive from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

